

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



Tel: (978) 582-4147
Fax: (978) 582-4353
960 Massachusetts Avenue
Lunenburg, MA 01462

Minutes
June 13, 2011

Meeting Posted: Yes
Place: Town Hall, 17 Main Street, Lunenburg, MA 01462
Time: 8:00 PM, following Public Hearing

ROLL CALL:

Present: Emerick R. Bakaysa, Joanna L. Bilotta, Thomas W. Bodkin Jr., Nathan J. Lockwood, Marion M. Benson
Absent: Robert J. Saiia

PUBLIC HEARING: See separate minutes for Asian Imperial, 332 Massachusetts Avenue. Approval signed by Planning Board. Will be registered with Town Clerk.

MINUTES – APPROVAL: Signed 5-23-11, Motion, Ms. Bilotta, Second, Mr. Bodkin Jr.; Signed Powell Stone & Gravel Public Hearing 5-23-11, Motion Ms. Bilotta, Second Mr. Bodkin Jr.; Signed Executive 5-9-11, Motion, Ms. Bilotta, Second, Mr. Bodkin Jr.; Signed Executive 5-23-11 Motion, Ms. Bilotta, Second, Mr. Lockwood.

MEMBER INFORMATION & ISSUES: Election of Officers- Mr. Bakaysa nominated Chair, Motion, Ms. Bilotta, Second, Mr. Bodkin Jr.; Ms. Bilotta nominated Vice Chair, Motion, Mr. Bodkin Jr., Second, Mr. Lockwood; Mr. Bodkin Jr. nominated Clerk, Motion, Ms. Bilotta, Second, Mr. Lockwood; Mr. Bodkin Jr. nominated representative to MRPC, Motion, Mr. Bakaysa, Second, Ms. Bilotta; Mr. Saiia nominated representative to MJTC, Motion, Ms. Bilotta, Second, Mr. Bodkin Jr.

NOTICES AND COMMUNICATIONS:

Conservation Commission- Office in receipt of eight Orders of Conditions, two Determinations of Applicability and one Extension Permit for Order of Conditions. On file in Planning Office.

Zoning Board of Appeals- Office in receipt of four Certificates of Granting of Special Permit, two Certificates of granting of Special Permit and Dimensional Variation, and one Public Hearing notification. On file in Planning Office.

COMMITTEE REPORTS:

MJTC- No report

MRPC- Mr. Bodkin Jr. noted Summer Street project rates high on MRPC's criteria.

MRPC Energy Advisory Committee- No report

DPW Building Committee- No report

Capital Planning Committee- No report

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

555 Chase Road, Auctioneer License- Applicant Michael Roy applied for, and received, auctioneer license from Board of Selectmen for June 11th and 18th. Use is permitted under the Zoning Bylaw.

40B Home Rule Petition, Salisbury- Town of Salisbury is asking for amendment by the State Legislature of the State's Chapter 40B affordable housing law to allow Salisbury to count within its permanent affordable housing inventory mobile homes that have not moved in 20 years. This would allow Salisbury to achieve the 10% requirement of housing units as required by law. Chapter 40B does not allow mobile homes to be counted towards the 10% requirement.

925 Massachusetts Avenue, Trustee of L&M Svc Ctr Inc- To be discussed at next Planning Board meeting.

Summer Street- MRPC currently inventorying and analyzing existing land uses along Summer Street. Ms. Benson met with John Hume, MRPC Planning & Development Director, June 13th. He noted there is a 30% vacancy on Summer Street. MRPC is looking at the possibility of an Overlay District in the area. Ms. Bilotta made Motion for Mr. Bakaysa and Mr. Lockwood to serve on future committee. Seconded by Mr. Bodkin Jr. If requested by the Planning Board, MRPC will give a Low Impact Development (LID) presentation to the Board.

Green Community Task Force- The Task Force, at its June 6th meeting, acted as liaison in meeting with Eosolamericas. Eosolamericas wants to develop a 6MW solar farm on the back half of the 116 acre parcel at 651 Chase Road. A development plan review will be required.

DEVELOPMENT STATUS REPORTS:

Emerald Place at Lake Whalom, 10 Lakefront- A large tree between Scooters and On The Rocks came down during the storm of June 9th causing damage to vehicles. Emerald Place assisted in the cleanup efforts. Lakefront area has been hydro-seeded. Verizon relocated the pole that was preventing the Developers from the remaining tree removal and excavation to get Great Pond Road constructed to its intersection with Lakefront Avenue. 40 Carousel Lane nearing completion. 48 Carousel Lane half erected. 56 Carousel Lane scheduled for occupancy November 2011 as an "Over 55" building. The Police Chief has requested a Stop Sign be placed exiting the development onto Lakefront Avenue as this seems to be a potential location for vehicular accidents.

Tri Town Landing, 37 Youngs Road- Construction of the third building is contingent upon availability of fund allocation from the State. It is anticipated that construction of buildings 4, 5 & 6 will not be considered for a few years. Street markings at the Youngs Road entrance are fading. Developer will redo the markings in coordination with DPW Director.

UNFINISHED BUSINESS/OLD BUSINESS:

332 Massachusetts Avenue, Asian Imperial- Approval signed. See 6-13-11 Public Hearing minutes.

301 Massachusetts Avenue, Lunenburg Crossing- Report received from RJ O'Connell & Associates, Inc. (RJOC), Civil Engineers & Land Planners. Site improvements have been performed and now RJOC is requesting, on behalf of the Owner, that the Conservation Commission issue Certificate of Compliances for the four Order of Conditions that were issued for the project.

Highfield Extension- Extension expires June 30, 2011. Applicant needs to provide a full set of plans to the Sewer Commission who will send them out for peer review.

Design Standards Bylaw- Per Town Counsel, if a bylaw change is brought forth at town meeting by the Planning Board and not passed, the Planning Board does not have to wait two years before once again bringing the bylaw forth, whereas a petitioner must wait the two years.

CLURPA (Comprehensive Land Use Reform and Partnership Act)- Ms. Benson requested Board members start reviewing.

MEETING SCHEDULE:

July 11, Planning Board Meeting, Town Hall

August 15, Planning Board Meeting, Town Hall

TOPIES NOT REASONABLY ANTICIPATED BY THE CHAIR 48 HOURS IN ADVANCE OF MEETING: Board members provided copies of Gas Station and Convenience Store Design Guidelines

DATA INFORMATION: Data folder containing items of interest not on agenda presented to members for viewing, consisting of various data information.

EXECUTIVE SESSION: Separate minutes

ADJOURNMENT: Motion made to enter Executive Session for purpose of litigation discussion, not to return to Regular Session, Mr. Bodkin Jr., Second, Ms. Bilotta, roll call vote, Mr. Lockwood, aye; Mr. Bodkin Jr., aye; Ms. Bilotta, aye; Mr. Bakaysa, aye. Adjourned 8:35 PM.

